

March 21, 2023

Rep. Thomas Stevens
Chair
Vermont House General & Housing Committee
Re: H.184

Dear Rep. Stevens,

We are writing today to ask the committee to pass H.184 to support small landlords in not having to incur prohibitive costs from the Health Department's new lead paint rules.

We own and rent a single-family ranch style house in Burlington. It is the only unit we rent. We are EMP certified and perform our own maintenance and inspections filing with the State as required. We believe the previous regulations were adequate.

However, we believe the new Health Department regulations add unnecessary complications to maintenance practices that we perform to provide safe and affordable housing to tenants. The regulations will make it difficult to even find certified contractors to do work at such a small scale as our single unit house, and the cost for a professional painter will add to expenses that get passed along to tenants in the form of higher rents.

Taking on the cost of certification and insurance ourselves would add at least another \$250 to monthly rents if the estimate is accurate that it would cost approximately \$3,000 per year. The reason is with a single unit house all the expenses of renting must be covered by the rent for the house to be viable as a rental. This includes mortgage, taxes, insurance, and maintenance. Already maintenance costs for contractors and materials has increased with the pandemic and this would further exacerbate the cost.

Please pass H.184.

Thank you,

David Lalime
9 Franklin St, Winooski VT. 05404
802.264.6239, dlalime@gmail.com